

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

PJ's Total HOME Allocation Received: \$29,919,640

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	14			
% of Funds Committed	92.54 %	94.17 %	12	93.41 %	41		37
% of Funds Disbursed	86.75 %	88.11 %	9	84.68 %	54		51
Leveraging Ratio for Rental Activities	8.51	7.09	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.51 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	86.31 %	79.42 %	3	68.18 %	86		81
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	99.20 %	93.23 %	2	80.32 %	95		91
% of 0-30% AMI Renters to All Renters***	73.04 %	62.99 %	3	45.16 %	93		89
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.96 %	1	95.04 %	100		100
Overall Ranking:			In State:	2 / 14	Nationally:	98	98
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,476	\$25,171		\$26,037	497 Units		53.20 %
Homebuyer Unit	\$20,279	\$19,773		\$14,755	157 Units		16.80 %
Homeowner-Rehab Unit	\$43,100	\$20,392		\$20,487	107 Units		11.50 %
TBRA Unit	\$309	\$1,727		\$3,225	173 Units		18.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$119,174	\$146,121	\$43,657
State:*	\$115,567	\$112,037	\$25,455
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	4.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	81.1	77.7	90.7	97.1	Single/Non-Elderly:	22.1	15.9	21.5	15.6
Black/African American:	4.0	1.9	1.9	0.0	Elderly:	39.0	1.9	57.9	0.6
Asian:	3.0	8.9	0.9	0.0	Related/Single Parent:	28.6	35.0	8.4	80.3
American Indian/Alaska Native:	1.0	1.9	1.9	0.0	Related/Two Parent:	6.8	40.1	11.2	3.5
Native Hawaiian/Pacific Islander:	5.4	0.6	0.0	0.0	Other:	3.4	7.0	0.9	0.0
American Indian/Alaska Native and White:	0.4	0.6	0.9	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.9	0.0					
Asian/Pacific Islander:	2.4	1.9	0.9	0.6					
ETHNICITY:									
Hispanic	2.2	6.4	1.9	2.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	55.3	17.2	51.4	1.7	Section 8:	54.9	0.0 [#]		
2 Persons:	18.9	26.8	33.6	43.9	HOME TBRA:	2.0			
3 Persons:	12.9	24.2	5.6	32.4	Other:	12.7			
4 Persons:	8.7	16.6	4.7	14.5	No Assistance:	30.4			
5 Persons:	3.0	7.6	0.9	7.5					
6 Persons:	1.0	6.4	2.8	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.2	0.6	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			513	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 2 / 14 PJs

Overall Rank: 98
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	86.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.2	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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